| 056.A | 0005 | 0004.0 | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 170,000 | / | 170,000 |
| USE VALUE: | 170,000 | / | 170,000 |
| ASSESSED: | 170,000 | / | 170,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 5 | | OLD COLONY LN, ARLINGTON |

## OWNERSHIP

Unit #: 4

| | |
|---|---|
| Owner 1: | GERA LIVIO J & GLORIA |
| Owner 2: | TRUSTEES/GERA TRUST |
| Owner 3: | |
| Street 1: | 39 ALFRED RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GERA LIVIO J & GLORIA - |
| Owner 2: | TRUSTEES/GERA TRUST - |
| Street 1: | 39 ALFRED RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 170,000 | | | 170,000 |
| Total Card | 0.000 | 170,000 | | | 170,000 |
| Total Parcel | 0.000 | 170,000 | | | 170,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.75 | /Parcel: 465.7

## Legal Description

## User Acct

150240

## GIS Ref

## GIS Ref

## Insp Date

10/10/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 056.A-0005-0004.0

!4703!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 165,400 | 0 | . | | 165,400 | 165,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 120,400 | 0 | . | | 120,400 | 120,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 101,600 | 0 | . | | 101,600 | 101,600 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 95,300 | 0 | . | | 95,300 | 95,300 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 95,300 | 0 | . | | 95,300 | 95,300 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 90,800 | 0 | . | | 90,800 | 90,800 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 87,800 | 0 | . | | 87,800 | 87,800 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 87,800 | 0 | . | | 87,800 | 87,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 19:41:28 |

## LAST REV

| Date | Time |
|---|---|
| 10/02/19 | 11:10:02 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4703

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GERA LIVIO J & | 30411-91 | | 7/31/1999 | Convenience | 1 | No | No | | |
| | 18530-605 | | 9/1/1987 | | 80,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 150240 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/10/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6039 | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | B - FAIR- | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1965 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | R - Rear |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 0.552500010 |
| Name: | 24 - 6039 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 30. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 320.00 |
| Size Adj.: | 2.14383554 |
| Const Adj.: | 0.84814721 |
| Adj $ / SQ: | 581.852 |
| Other Features: | 32628 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 245004 |
| Depreciation: | 74971 |
| Depreciated Total: | 170033 |

## COMMENTS

Building Number 5.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 2 | BRs: | 1 | Baths: | 1 | | | | HB | 0 | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 2 | 1 | 0 |
| Totals | | | |
| 1 | 2 | 1 | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 581.85 |
| Special Features: | 0 | Val/Su Net: | 465.75 |
| Final Total: | 170000 | Val/Su SzAd | 465.75 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 365 | 581.850 | 212,376 |
| Net Sketched Area: | | 365 | Total: | 212,376 |
| Size Ad | 365 | Gross Are | 365 | FinArea 365 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 056.A-0005-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: